

## Tinton Falls Receives Smart Growth Planning Grant

The Borough of Tinton Falls has been awarded a Smart Growth Planning Grant by the Association of NJ Environmental Commissions (ANJEC). Under the grant, the Borough hired the Trenton consulting firm, PlanSmart NJ, to develop a Build-Out Analysis. Tinton Falls is only the third municipality in Monmouth County to receive a Smart Growth Grant from ANJEC.

PlanSmart NJ will collect data on undeveloped land in the Borough and do a Build-Out Analysis based on the newly adopted Master Plan. Using a Goal-Oriented Zoning Model, the study will show what the Borough would look like if it were 100 percent developed. Based on the analysis, the Borough will be able to determine the impacts of build-out on population, schools, traffic, water and wastewater demand within the Borough.

A recent kick-off meeting for the project was attended by Mayor Peter Maclearie, Borough Administrator Bryan Dempsey, Environmental Commission chairman, Jon Cohen and members of the Commission, Borough Environmental Consultant, Merwin Kinkade, the Borough's Open Space Commission chairman, Herman Silberger, Project Team Leader, Jeffrey Rauch, and representatives from ANJEC and PlanSmart NJ.

PlanSmart NJ is currently accumulating the data from various sources in the Borough and the County. The Environmental Commission expects to hold a public meeting in December after the data collection is done. Public comments will be assembled and turned over to PlanSmart NJ for incorporation into the analysis. Then a draft of the Build-Out Analysis will be presented to the Council and the public for review. The final draft is expected in late 2008.

The Build-Out Analysis will be used by the Borough's administration, Council and Planning Board to identify future Master Plan or Zoning changes, and help identify open space for preservation and natural resources for protection.

Members of the Borough's Environmental Commission, Jon Cohen, James Wagner, Jeffrey King, Victoria Pappas-Villafane, Charles Vanderpool and Ellen Goldberg, along with the Borough's Environmental Consultant, Merwin Kinkade will be assisting in the data collection and public outreach portion of the Smart Growth Grant.

At the Tinton Falls Environmental Commission's meeting on Oct. 23, 2008 there be a public hearing on the finding of the study, in the conference room on the 2<sup>nd</sup> floor.

